



JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

AGENDA

WEDNESDAY, JUNE 28, 2017
PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET
4:00 P.M.

1. **CALL TO ORDER**

- **ROLL CALL**

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Assistant Community Development Director/Planning Manager on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Assistant Community Development Director/Planning Manager from acting on items not on the agenda.

3. **CONSENT CALENDAR**

3.1 **2535 California Street, Thomas Mueller of Devcon Construction, PL-2017-136; APN: 148-22-009**

Request for a Planned Community Permit for minor site and landscaping modifications, a Heritage Tree Removal Permit to remove one Heritage (eucalyptus) tree, and a determination that the project is categorically exempt pursuant to Section 15304 (“Minor Alterations to Land”) of the CEQA Guidelines. This project is located on the south side of California Street between Showers Drive and Pacchetti Way in the P-40 (San Antonio) Precise Plan.

Project Planner: Rebecca Shapiro

4. **JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE
PUBLIC HEARING**

• **PUBLIC HEARING**

4.1 **715 Sleeper Avenue, Rick Loretz, Developer, 444-16-PUD and 445-16-TM;
APN: 197-36-053**

***** CONTINUE TO DATE UNCERTAIN *****

Request for a Planned Unit Development Permit and Development Review Permit to construct two new single-family homes, one on a flag lot; a Heritage Tree Removal Permit for the removal of one Heritage tree; a request for a Parcel Map to subdivide one lot into two individual lots on a 27,244 square foot project site; and a determination that this project is categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines. This project is located south of Sleeper Avenue between Sun-Mor Avenue and Yorkshire Way in the R1-10 (Single-Family Residential) District.

Project Planner: Paula Bradley

ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

5. **ADJOURNMENT**

MF/3/CDD
812-06-28-17A-E

AGENDA FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The Administrative Zoning Hearing meets regularly on the second and fourth Wednesday of each month at 4:00 p.m. at City Hall, Second Floor, in the Plaza Conference Room, 500 Castro Street.
- Interested parties may review the agenda posted at the front of City Hall, 500 Castro Street, beginning Friday evening before each meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning Monday morning.
- Questions or comments regarding the agenda may be directed to the Assistant Community Development Director/Planning Manager or the Project Planner listed under each item at 650-903-6306.
- **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Assistant Community Development Director/Planning Manager may take action on any matter noticed herein. The Assistant Community Development Director/Planning Manager's consideration of and action on the matters noticed herein are not limited by the recommendations indicated in the agenda.

ADDRESSING THE ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER

- Interested parties are entitled to speak on any item listed on the agenda and are requested to fill out the yellow cards available at the rear of the Plaza Conference Room and deposit them with the staff. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized.

ADMINISTRATIVE ZONING HEARING REVIEW PROCESS

The Assistant Community Development Director/Planning Manager is the approval body for all applications referred by the Development Review Board requiring a Conditional Use Permit, Variance, Planned Unit Development, or Planned Community Permit.

At the hearing, the applicant/agent will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the Assistant Community Development Director/Planning Manager has opened the public hearing and prior to the Assistant Community Development Director/Planning Manager taking action or making a recommendation.

The Assistant Community Development Director/Planning Manager can take the following actions on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be renoticed.
- Continue the project to a specific date.
- Take the project under advisement—pending additional information for staff's review.
- Deny the project.

The decisions of the Assistant Community Development Director/Planning Manager are final unless appealed to the City Council by filing an appeal with the City Clerk within 10 calendar days of the date of findings. No building permits shall be issued during this 10-day period.